



10 Sweet Chestnut Drive
, Hereford, HR4 0FJ

jackson
property

£325,000

Executive Detached Bungalow and Private Estate Close to Hereford City | 2 Double Bedrooms and Family Bathroom | Open Plan Living | Garage and Ample Parking | Communal Green Orchard Area | Built in Appliances | Must be Viewed

Situation

This small development at Swainshill consists of only 17 properties set back from a leafy tree lined road. Homes include 2 bedroom detached Bungalows with Garages, 2 bedroom detached houses with Garages, 3 and 4 bedroom detached houses with double/single garages and 3 smaller terrace/end terrace houses each with parking. The development is within easy access of Hereford City, along with open side country walks. On this development, there is a lovely communal orchard area.

Description

Located at the end of this private cul de sac, the property is approached via a tarmac driveway, leading to the parking area and front garden.

An open entrance porch provides a sheltered space before going into the entrance hall. The entrance hall is inviting with a good size storage cupboard and access to all rooms. To the front of the property are 2 double bedrooms, both light and spacious with neutral decor. The bathroom is a well appointed with a 4 piece suite, having a large separate shower cubicle, bath, wc and wash basin.

The open plan living is located to the rear of the property, giving lots of space for seating area and dining space. The kitchen is a great design with ample work surface and a range of integral appliances,

including Fridge Freezer, Dishwasher, Washing Machine and eye level oven. There is a door to the outside from the lounge area.

The garden is a brilliant size and private, mainly laid to lawn and enclosed by timber panel fencing. There are 2 areas for storage sheds, along with side access to the parking area and garage suite.

Services

All mains services are connected.

Council Tax band 'D' with Herefordshire Council.

Please Note, the road is unadopted and the vendors believe they pay a maintenance fee of around £300 a year.

Viewings

Strictly by appointment. Please contact the agents on 01432 344779.

Viewings to be conducted under our viewings policies, copies of which can be found on www.bill-jackson.co.uk

Directions and What3Words

What3Words [///vital.canine.regaining](https://www.what3words.com/vital.canine.regaining)

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for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this

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The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status along with any tenancies that may be in place. The buyer is advised to obtain verification from their solicitor or surveyor.

Referral Fees

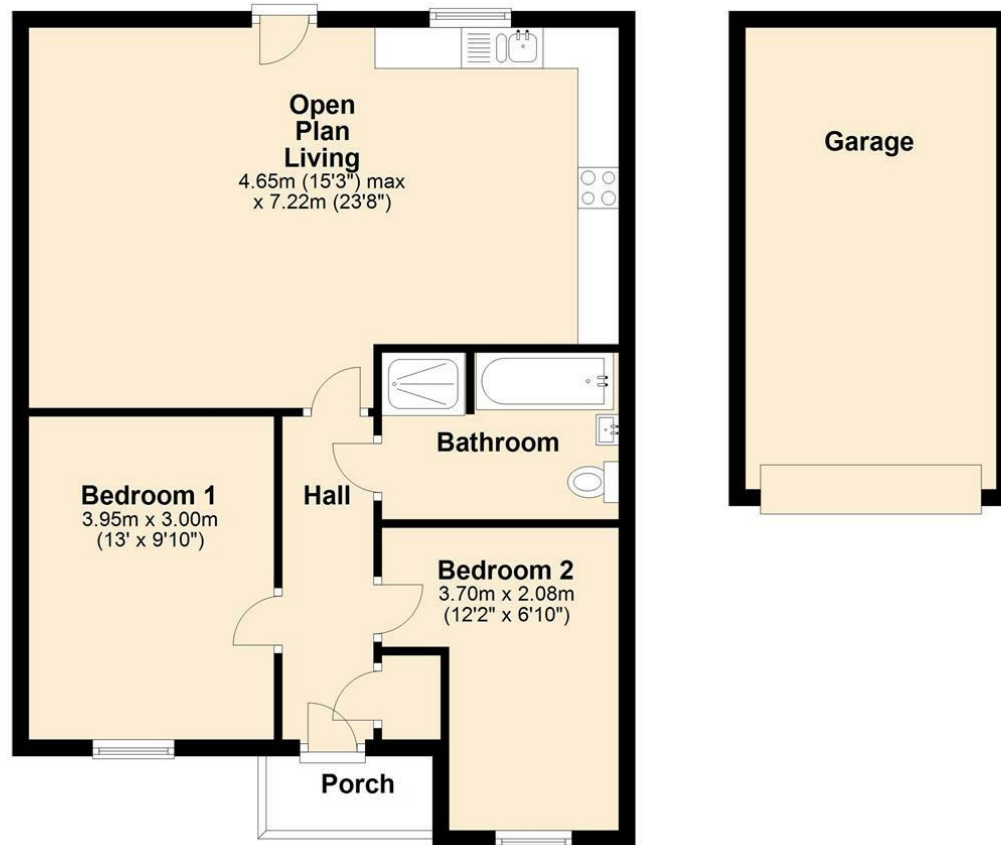
Jackson Property may be entitled to commission or fee from other services offered to the Client, buyer, tenant or landlord, including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. A commission or fee is defined as an average of £100+vat per service.



To arrange a viewing please contact us on t. 01432 344 779
hereford@bill-jackson.co.uk | www.bill-jackson.co.uk

Ground Floor

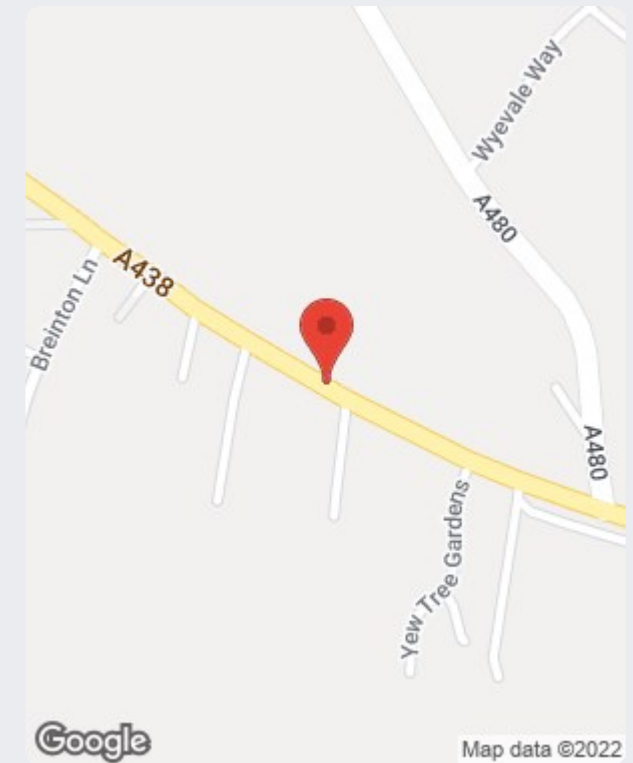
Approx. 82.5 sq. metres (887.6 sq. feet)



Total area: approx. 82.5 sq. metres (887.6 sq. feet)

These Plans are for Identification and Reference Only.
Plan produced using PlanUp.

10 Sweetchestnut Drive, Swainshill



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
81	95		
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO₂ emissions</p>		<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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Address: 45 Bridge Street
Hereford
HR4 9DG

Tel: 01432 344 779
Email: hereford@bill-jackson.com
Web: www.bill-jackson.com

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